

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LOANS & ADVANCES – House Building Advance – Sri J.Kiran, Sweeper, General Administration Department – Advance for site-cum-construction of a house at Plot No.29, admeasuring 167 Sq. yards in Sy.No.253/A, 253/E, 253/E and 252/E situated at Gourapally (Village), Yadagirigutta (Mandal), Nalgonda (District) – Rupees 5.00 lakhs (Rupees five lakhs only) - Sanctioned – Orders – Issued.

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GENERAL ADMINISTRATION (SB.II) DEPARTMENT

G.O.Ms.No.605

Dated:01-12-2012.

Read the following:-

1. G.O. Ms.No.174, Fin. (A&L) Dept. dated:15.05.2010.
2. From Sri J.Kiran, Sweeper, GAD, Appln. Dated. 27.04.2012.
3. G.O. Rt.No.3025, Finance ( A&L) Dept. Dated:03.07.2012.
4. U.O.Note No.23789/OP.I/2012-1, GA (OP.I) Dept , Dt:19.07.2012.
5. G.O.Ms.No.579, G.A.(SB.II) Dept., dt.14.11.2012.

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ORDER:

The orders issued in the G.O. 5<sup>th</sup> read above are hereby cancelled.

2. Under Article 226 and 233-A of A.P. Financial Code Volume – I, Sanction is hereby accorded to an advance of Rs. 5,00,000/- (Rupees five lakhs only) for purchase and construction of a new house admeasuring 167.0 Sq. yards in Plot No. 29, Sy.No. 253/A, 253/E, 253/E and 252/E situated at Gourapally (Village), Yadagirigutta (Mandal), Nalgonda (District) which shall be paid to Sri J.Kiran, Sweeper, General Administration Department, subject to the conditions prescribed in the said rules along with the following additional conditions viz., and an amount of Rs.80,000/- is released in this order as 1<sup>st</sup> installment:

1. That an amount of **Rs. 80,000/-** (Rupees Eighty thousand only) (not exceeding 25% of the sanctioned advance i.e. Rs.1,25,000/- only but cost of land is Rs.80,000/- only) out of the Advance sanctioned above will be payable to the vendor of the plot as mentioned at para 1 above, as the first installment for purchasing of site shall be paid to the vendor as per the agreement made between the employee and the vendor. The sale deed in respect thereof produced for the inspection of the Head of Department concerned within two months from the date on which the above amount is drawn, failing which the loanee shall be liable to refund at once the entire amount to Government together with interest thereon.
2. The second installment of **Rs. 2,95,000/-** (Rupees two lakhs ninety five thousand only) (i.e.50% of total amount and remaining amount of first installment, i.e. Rs.2,50,000/- + Rs.45,000/- = Rs.2,95,000/-) shall be paid to the individual after Mortgage of the Land and the house to be built thereon in favour of Government is executed, and after the walls reach lintal level; and
3. That the balance amount of **Rs.1,25,000/-** (Rupees one lakh twenty five thousand only) sanctioned advance will be payable to the loanee as 3<sup>rd</sup> installment after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
4. That the construction of the house shall be carried out exactly in accordance with the approved plan, estimates and specifications in the prescribed forms which should be submitted to the Government along with the Mortgage Deed;

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5. That he insures the house immediately on completion of construction at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, lighting, cyclone and floods, year after year till the advance with interest due thereon is fully repaid to Government and deposit the policy with the Government;
  6. That the construction should be completed within 18 months of the date on which the first installment of the sanctioned advance is drawn by him;
  7. That the house is maintained in good condition, repair at his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance has been repaid in full;
  8. That he shall keep the building from all encumbrances; and
  9. Any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.
3. Grant of advance is also subject to the following conditions:-
- a. Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.
  - b. The construction of the building shall be completed within 18 months of the date on which the first installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advance to him (together with interest thereon) in one lump-sum. The date of completion must be reported to Government without delay.
  - c. Immediately on completion of construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages by fire, flood or lighting until the advance is fully repaid to the Government and deposit the policy with the Government.
  - d. The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.
4. This loan together with interest at the provisional rate of 5% (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first and then interest.
5. The recovery of the advance granted to the above individual shall commence from **the nineteenth month** of the drawal of the first installment or from the month following the month of completion of the house/flat whichever is earlier. The recovery of the advance shall be effected through the monthly pay/leave salary bills. The principal amount of the advance of Rs.5,00,000/- (Rupees five lakhs only) sanctioned to the individual shall be recovered in (200) equal monthly installments, i.e. at the rate of Rs.2,500/-p.m. (Rupees Two Thousand Five Hundred only) and the interest shall be recovered in (40) installments there after. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his Death-cum-Retirement Gratuity. The date of superannuation of the individual is 30.09.2042.

6. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ times the normal rate shall be levied against the defaulter as laid down in G.O. Ms.No.174, Finance (A&L) Department, dated:15.05.2010.

7. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under law. For any reasons other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. The property mortgaged to Government shall be re-conveyed to the Grantee (or his successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

8. The expenditure shall be debited to "7610 – Loans to Government Servants, M.H.201 HBA – SH (05) Loans to Other Officers. 001 Loans to other Officers."

9. The General Administration (Claims-A) Department are requested to draw and disburse an amount of Rs.80,000/- (Rupees Eighty Thousand only) in favour of vendor viz. N.Rajendra Prasad, S/o Narsimha, H.No.3-5-948/15, Gandhi Nagar, Narayanaguda, Hyderabad, toward 1<sup>st</sup> installment.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY MISRA  
PRINCIPAL SECRETARY TO GOVT. (POLL.)

To  
Sri J.Kiran, Sweeper, GAD.  
The Genl. Admn. (Claims-A) Department  
The Dy. Pay & Accounts Officer, Sectt. Br. Hyderabad.  
The Accountant General, A.P., Hyderabad.  
The Finance (A&L) Department  
SF/SC.

//FORWARDED : : BY ORDER//

SECTION OFFICER